



Planning Building & Development
Room 166, Noel C. Taylor Municipal Bldg.
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Roanoke, VA 24011
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CITY OF ROANOKE PLANNING COMMISSION
CITY COUNCIL CHAMBER, NOEL C. TAYLOR MUNICIPAL BUILDING
June 13, 2016 – 1:30 p.m.
AGENDA

I. Call to Order and Welcome.

Welcome to the June 13, 2016, meeting of the City Planning Commission. Please make sure that sound on all cellular phones and paging devices is turned off during the meeting. If you wish to speak to any matter, the chair will recognize you in turn. Please approach the podium and state your name and residential address so that the Commission's secretary may record the proceedings accurately.

II. Approval of Agenda: June 13, 2016

III. Unfinished Business: None.

IV. New Business:

- A.** Application by Harrison Elderly Apartments, LLC, to rezone property located at 523, 0, and 0 Harrison Avenue, N.W., bearing Official Tax Map Nos. 2121763, 2121764, and 2121765, respectively, from RM-1, Residential Mixed Density District, and ND, Neighborhood Design Overlay District, to RMF, Residential Multifamily District, and H-2, Historic Neighborhood Overlay District. The land use categories permitted in RMF include residential, accommodations and group living, commercial, utility uses and structures, animal and agricultural, and accessory, with one dwelling unit per 1,000 square feet of lot area. The comprehensive plan designates the property for institutional/religious and single- and two-family residential mix. The proposed use is apartments. The H-2 Overlay District rezoning will require the issuance of a Certificate of Appropriateness for new construction of certain structures or certain modifications of existing structures.

Please note:

City Council will hold a public hearing on the aforesaid application on June 20, 2016, at **2:00 p.m.**, or as soon as the matters may be heard. Citizens are advised that the time at which this matter will be heard is a departure from the usual time at which such matters are heard by City Council.

VI. Other Discussion:

Any person with a disability requiring any special accommodation to attend or participate in the hearing should contact Planning, Building, & Development at (540) 853-1730.



PLANNING COMMISSION AGENDA REPORT

To: Chair and Members of the City Planning Commission

Meeting: June 13, 2016

Subject: Application by Harrison Elderly Apartments, LLC, to rezone property located at 523, 0, and 0 Harrison Avenue, N.W., bearing Official Tax Map Nos. 2121763, 2121764, and 2121765, respectively, from RM-1, Residential Mixed Density District, and ND, Neighborhood Design Overlay District, to RMF, Residential Multifamily District, and H-2, Historic Neighborhood Overlay District.

Recommendation

Staff recommends approval. The Amended Application No.1 is consistent with the City's Comprehensive Plan, *Harrison & Washington Park Neighborhood Plan*, and Zoning Ordinance as it rezones the properties to allow for continued development of the site in a manner appropriate to the surrounding area.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ian D. Shaw", is written over a horizontal line.

Ian D. Shaw, PE, AICP, CZA
Planning Commission Agent

cc: Chris Morrill, City Manager
R. Brian Townsend, Assistant City Manager
Chris Chittum, Director of Planning Building & Development
Daniel J. Callaghan, City Attorney
Steven J. Talevi, Assistant City Attorney
Greg Jones, Harrison Elderly Apartments LLC
Evelyn A. Slone, Hill Studio

Application Information

<i>Request:</i>	Rezoning
<i>Owner:</i>	Harrison Elderly Apartments LLC
<i>Applicant:</i>	N/A
<i>Authorized Agent:</i>	Evelyn A. Slone, Hill Studio
<i>City Staff Person:</i>	Katharine Gray, Land Use and Urban Design Planner
<i>Site Address/Location:</i>	523, 0, and 0 Harrison Avenue NW
<i>Official Tax No.:</i>	2121763, 2121764, 2121765, respectively
<i>Site Area:</i>	Approximately 0.9193 acres
<i>Existing Zoning:</i>	RM-1, Residential Mixed Density District, with ND, Neighborhood Design Overlay District
<i>Proposed Zoning:</i>	RMF, Residential Multifamily District, with H-2, Historic Neighborhood Overlay District
<i>Existing Land Use:</i>	Apartments and Parking Lot
<i>Proposed Land Use:</i>	Apartments and Parking Lot
<i>Neighborhood Plan:</i>	Harrison & Washington Park Neighborhood Plan
<i>Specified Future Land Use:</i>	Institutional/Religious and Single- and Two-Family Residential Mix
<i>Filing Date:</i>	Original Application: April 25, 2016 Amended Application No.1: May 16, 2016

Background

The Harrison School at 523 Harrison Avenue, NW, was constructed in 1916 and was the City's first high school for African Americans. Prior to its construction, African-American pupils who wished to pursue academic study beyond seventh grade were required to attend Virginia State College in Petersburg, Virginia. The building is of significant cultural value to the community. The significance of the building was recognized in the individual listing of the building on the Virginia Landmarks Register and the 1982 listing on the National Register of Historic Places.

After closing as a school, the building has had a long history of community uses. The building on the property was approved by the Roanoke City Board of Zoning Appeals, through three (3) separate special exceptions, to be used for a day care center operated by the TAP Organization in 1971, a neighborhood center in 1981, and a museum in 1993. The existing parking lot area developed on the adjoining lots, Official Tax Nos. 2121764 and 2121765, provides the required off-street parking to support the three uses permitted by special exceptions in the building.

In 1984, apartments for the elderly were constructed in the top two floors of the building. City directory entries for that time period indicate that 28 dwelling units were present in the structure. At that time, the property was

located in an RG-2 zoning district and the density limits in that district permitted 28 units.

In the 2005 Comprehensive Rezoning, the zoning district of the property was changed to the RM-1 District which no longer permits multifamily dwellings or the other community related uses that had been previously approved by the BZA. A mixed-use building (multifamily dwelling and the community related uses) is not permitted in the current RM-1 District, but may continue in accordance with Section 36.2-705 of the zoning ordinance.

The property owner desires to add four more apartment units on the first floor of the existing building as well as other amenities for the tenants of the building. However, the development standards of the RM-1 District will not permit such expansion. Based on the current proposal, the use of the building will be a multifamily dwelling.

In April 2016, the Applicant filed an application to rezone the properties from RM-1, Residential Mixed Density District, to RMF, Residential Multifamily District. In May 2016, the Applicant filed an Amended Application No. 1 to rezone the property from RM-1, Residential Mixed Density District, with ND, Neighborhood Design Overlay District to RMF, Residential Multifamily District, with H-2, Historic Neighborhood Overlay District.

Considerations

Surrounding Zoning and Land Use:

	Zoning District	Land Use
North	RM-1, Residential Mixed Density District	Dwelling, Single-family detached and Vacant
South	RM-1, Residential Mixed Density District	Dwelling, Single-family detached and Vacant
East	RM-1, Residential Mixed Density District	Dwelling, Single-family detached and Vacant
West	RM-1, Residential Mixed Density District	Dwelling, Single-family detached and Vacant

Compliance with the Zoning Ordinance:

The purpose of the RM-1 District is to allow for a mix of single-family detached, single-family attached as well as two-family and townhouse by special exception in order to provide a range of housing choices.

The purpose of the RMF District is to permit dense housing development by providing for multifamily and townhouse dwellings.

The existing use as a mixed-use building and multifamily dwellings is not permitted in the current RM-1 district, but may continue as an existing use in accordance with Section 36.2-705 of the zoning ordinance. Changing the zoning to RMF would bring the existing multifamily dwelling use into a conforming use.

The development of the property likely does not meet current zoning ordinance requirements for parking, landscaping, signs, etc. Such nonconforming characteristics of use may continue in accordance with Section 36.2-708 of the Zoning Ordinance. Changing the zoning to RMF District would bring the existing building into a greater conformance with the dimensional standards of the Zoning Ordinance.

Removing the ND, Neighborhood Design Overlay District, and adding the H-2, Historic Neighborhood Overlay District, to the properties will preserve and maintain this architectural and historic landmark which is listed on the Virginia Landmarks Register, the National Register of Historic Places, and which has local significance. Moreover, the H-2 Overlay District will allow for modification of the building or for new construction to occur on the property that is compatible with the existing building and grounds and maintain appropriate settings and environments for this landmark.

Conformity with the Comprehensive Plan and Neighborhood Plan:

Both *Vision 2001-2020* and the *Harrison & Washington Park Neighborhood Plan* identify the need for preservation and reuse of historic landmark buildings such as the Harrison School. The rezoning of the property to RMF District with the H-2 Overlay District will allow the further development of the property in a manner that preserves the existing landmark building while allowing future development appropriate to the surrounding area.

Relevant *Vision 2001-2020* policies:

- Roanoke will offer a diversity of housing choices, including not only a range of housing prices but also housing types such as single-family houses, condominiums, multi-family highrise and low-rise rental units, town homes, and patio homes. Suitable housing should be available in the neighborhood of one's choice for people at all stages of their lives, ranging from new homebuyers to empty nesters.
- NH P5. Housing choice. The City will have a balanced, sustainable range of housing choices in all price ranges and design options that encourage social and economic diversity throughout the City. Concentration of federally subsidized, assisted or affordable housing will be discouraged. The City will recommend ways to overcome impediments to fair housing by identifying barriers to housing choice, encouraging fair housing education to the community, challenging housing discrimination, and requiring affirmative marketing of developments using City funds.

- Historic designation has contributed to the City's revitalization through improved property maintenance and economic incentives for rehabilitation. The Historic and Cultural Resources map (Map 3.2.2) identifies the three Virginia and National Register Historic Districts, National Register structures, and potentially significant archaeological sites. (Harrison School is denoted as a National Register Property on the Map 3.2.2)
- EC P6. Cultural and historic resources. Roanoke will support, develop, and promote its cultural resources. Roanoke will identify, preserve, and protect its historic districts, landmark features, historic structures, and archaeological sites.
- City Design.

Downtown neighborhoods Downtown neighborhoods are characterized by small lots (approximately 5,000 square feet); two-story houses with porches; consistent building setbacks; and an interconnected grid of narrow, tree-lined streets and alleys. These neighborhoods developed adjacent to the downtown between the 1890s and 1920s.

Design principles:

- Recognized historic buildings should be preserved and should be used to guide new development.

Relevant *Harrison & Washington Park Neighborhood Plan* Policies:

Harrison is a traditional urban neighborhood that was developed in the early 1900s that consists mainly of single-family homes. Multifamily housing and limited commercial uses are scattered throughout the area. Noted developments in the Harrison neighborhood are the Harrison Museum of African American Culture, which is the old Harrison School, the old Burrell Memorial Hospital, five churches, a funeral home, three convenience stores, and one gas station

Key Development Opportunities:

Harrison School - Formerly a school for the African American community, now houses the Harrison Museum of African American Culture on the first floor, and has subsidized housing on the remaining upper floors. This historic building would be appropriate for mixed income multifamily residential, with a community oriented use on the first floor.

Community Design Policies:

- The Harrison and Washington Park neighborhoods are recognized as having unique architectural and historic value to the city. Therefore, Roanoke must ensure that future development is compatible with the

neighborhood fabric. The design of new development should enhance and contribute to the neighborhood's continued viability.

Residential Development Policies:

- Ensure the design of new infill housing is compatible with existing development.

The Harrison School is an iconic neighborhood building that represents the first ability to pursue an advanced education for many members of our community. The property closed as a school in the mid-1900s and has been used as a mixed use building including multifamily dwelling units for many years. The current zoning district prohibits the expansion of the number of residential dwelling units in the basement of the multifamily building as desired by the Applicants. The Comprehensive Plan speaks to the importance of preserving recognized historic buildings. The non-conforming status of the existing building provides for additional oversight by the Board of Zoning Appeals for any changes. The change of districts from RM-1 to RMF, would bring the building into greater conformity with use and dimensional standards found in the zoning ordinance, but would remove the additional oversight protection currently offered for the building and surrounding area. However, the change in district from RM-1 with the ND Overlay District to the RMF with the H-2 Overlay District allows for the potential expansion in the number of dwelling units while continuing to provide additional oversight by the Architectural Review Board for the preservation of the significant historic landmark and ensuring any new construction is compatible with the surrounding neighborhood. The rezoning of the property as proposed is appropriate for the historic landmark building and the surrounding area.

Public Comments:

None

Planning Commission Work Session:

The building is listed on the National Register of Historic Places and is an important building in the community. Rezoning the property to RMF will make the use of the property as a multifamily dwelling conforming, would allow for the proposed expansion in the number of dwelling units in the building, and would allow other development activities on the property. Concern was expressed that there was no protection for the long-term preservation of the building. In particular, by making the use conforming, the historic building could be modified or altered in ways that would damage the historic character of the building.

As preservation of historic buildings/cultural resources is an important element of the City's comprehensive plan, two possible options to provide for the preservation of the existing building were suggested to the applicant after the work session as follows:

1. Submitting an additional application requesting to add the H-2 historic overlay district to the parcels and amending the original rezoning application to add a condition on the granting of the overlay. This option is somewhat unorthodox, but may allow longer-term flexibility to modify the structure or perform other development on the parcel compared to more traditional proffers.

OR

2. Add a condition such as “The development of the property will be in substantial conformity with the development plan dated January 20, 2016. The footprint of the building and height will be maintained to preserve the mass and scale of the existing structure.” The plan could include language that the existing building would not be demolished and identify character defining features to be retained.

Such conditions would provide assurance that the rezoning from RM-1 to RMF would not lead to the demolition of a noted historic neighborhood structure and rebuilding of a multifamily apartment complex by RMF development standards in the middle of the RM-1 zoning district.

The Applicants subsequently filed Amended Application No.1 addressing all of the comments, specifically modifying the application to include replacing the current ND Overlay that applies to the property with the H-2 overlay. This provision allows the applicant the flexibility to modify or expand the building, as needed, while providing oversight from the City’s Architectural Review Board (ARB) to ensure that such modifications are appropriate to the building and surrounding neighborhood.

Zoning Amendment **RECEIVED** Application

MAY 16 2016

CITY OF ROANOKE
PLANNING BUILDING &
DEVELOPMENT



Department of Planning, Building and Development
Room 166, Noel C. Taylor Municipal Building
215 Church Avenue, S.W.
Roanoke, Virginia 24011
Phone: (540) 853-1730 Fax: (540) 853-1230

REZ160007

[Click Here to Print](#)

Date: May 20, 2016

Submittal Number: Amended Application #1

Request (select all that apply):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Rezoning, Not Otherwise Listed | <input type="checkbox"/> Amendment of Proffered Conditions |
| <input type="checkbox"/> Rezoning, Conditional | <input type="checkbox"/> Amendment of Planned Unit Development Plan |
| <input type="checkbox"/> Rezoning to Planned Unit Development | <input type="checkbox"/> Amendment of Comprehensive Sign Overlay District |
| <input type="checkbox"/> Establishment of Comprehensive Sign Overlay District | |

Property Information:

Address: 523, 0, and 0 Harrison Avenue NW, Roanoke, VA 24016

Official Tax No(s): 2121763, 2121764, 2121765

Existing Base Zoning:
(If multiple zones, please manually enter all districts.) RM-1, Residential Mixed Density
with ND, Neighborhood Design Overlay

- ☐ With Conditions
☒ Without Conditions

Ordinance No(s). for Existing Conditions (If applicable):

Requested Zoning: RMF, Residential Multifamily
with H-2, Historic Neighborhood Overlay

- ☐ With Conditions
☒ Without Conditions

Proposed Land Use: Apartments in Existing Building

Property Owner Information:

Name: Harrison Elderly Apartments LLC / Greg Jones

Phone Number: +1 (678) 256-3826

Address: 5920 Odell Street, Suite 201, Cumming GA 30040

E-Mail: gjones@triumphmgt.com

See Attached Signature Page

Property Owner's Signature:

Applicant Information (if different from owner):

Name: Phone Number:

Address: E-Mail:

Applicant's Signature:

Authorized Agent Information (if applicable):

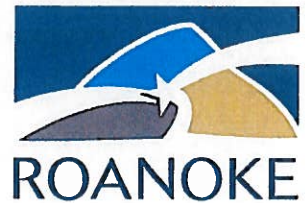
Name: Evelyn A. Slone / Hill Studio Phone Number: +1 (540) 342-5263

Address: 120 Campbell Avenue, SW, Roanoke, VA 24011 E-Mail: eslone@hillstudio.com

Authorized A

Digitally signed by Evelyn Slone
DN: cn=Evelyn Slone, o=ou,
email=evieslone@aim.com, c=US
Date: 2016.05.16 15:14:51 -04'00'

Zoning Amendment Application



Department of Planning, Building and Development
Room 166, Noel C. Taylor Municipal Building
215 Church Avenue, S.W.
Roanoke, Virginia 24011
Phone: (540) 853-1730 Fax: (540) 853-1230

REZ160007

[Click Here to Print](#)

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(If multiple zones, please manually enter all districts.)

RM-1, Residential Mixed Density
with ND, Neighborhood Design Overlay

☐ With Conditions

☒ Without Conditions

Ordinance No(s). for Existing Conditions (If applicable):

Requested Zoning:

RMF, Residential Multifamily
with H-2, Historic Neighborhood Overlay

☐ With Conditions

☒ Without Conditions

Proposed

Land Use:

Apartments in Existing Building

Property Owner Information:

Name: Harrison Elderly Apartments LLC / Greg Jones

Phone Number: +1 (678) 256-3826

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E-Mail: gjones@triumphmgt.com

Property Owner's Signature: 

Applicant Information (if different from owner):

Name:

Phone Number:

Address:

E-Mail:

Applicant's Signature:

Authorized Agent Information (if applicable):

Name: Evelyn A. Slone / Hill Studio

Phone Number: +1 (540) 342-5263

Address: 120 Campbell Avenue, SW, Roanoke, VA 24011

E-Mail: eslone@hillstudio.com

Authorized Agent's Signature:

Zoning Amendment Application Checklist



The following must be submitted for all applications:

- ☒ Completed application form and checklist.
- ☒ Written narrative explaining the reason for the request.
- ☒ Metes and bounds description, if applicable.
- ☒ Filing fee.

For a **rezoning not otherwise listed**, the following must also be submitted:

- ☒ Concept plan meeting the Application Requirements of item '2(c)' in Zoning Amendment Procedures.

For a **conditional rezoning**, the following must also be submitted:

- ☐ Written proffers. See the City's Guide to Proffered Conditions.
- ☐ Concept plan meeting the Application Requirements of item '2(c)' in Zoning Amendment Procedures. Please label as 'development plan' if proffered.

For a **planned unit development**, the following must also be submitted:

- ☐ Development plan meeting the requirements of Section 36.2-326 of the City's Zoning Ordinance.

For a **comprehensive sign overlay district**, the following must be submitted:

- ☐ Comprehensive signage plan meeting the requirements of Section 36.2-336(d)(2) of the City's Zoning Ordinance.

For an **amendment of proffered conditions**, the following must also be submitted:

- ☐ Amended development or concept plan meeting the Application Requirements of item '2(c)' in Zoning Amendment Procedures, if applicable.
- ☐ Written proffers to be amended. See the City's Guide to Proffered Conditions.
- ☐ Copy of previously adopted Ordinance.

For a **planned unit development amendment**, the following must also be submitted:

- ☐ Amended development plan meeting the requirements of Section 36.2-326 of the City's Zoning Ordinance.
- ☐ Copy of previously adopted Ordinance.

For a **comprehensive sign overlay amendment**, the following must also be submitted:

- ☐ Amended comprehensive signage plan meeting the requirements of Section 36.2-336(d) of the City's Zoning Ordinance.
- ☐ Copy of previously adopted Ordinance.

For a proposal that requires a **traffic impact study** be submitted to the City, the following must also be submitted:

- ☐ A Traffic Impact Study in compliance with Appendix B-2(e) of the City's Zoning Ordinance.

For a proposal that requires a **traffic impact analysis** be submitted to VDOT, the following must also be submitted:

- ☐ Cover sheet.
- ☐ Traffic impact analysis.
- ☐ Concept plan.
- ☐ Proffered conditions, if applicable.
- ☐ Required fee.

*An electronic copy of this application and checklist can be found at www.roanokeva.gov/pbd by selecting 'Planning Commission' under 'Boards and Commissions'. A complete packet must be submitted each time an application is amended, unless otherwise specified by staff.

Zoning Amendment Narrative

(Rezoning Request: RM1 with ND to RMF with H2)

Harrison School Apartments, 523 Harrison Avenue, N. W., and two adjacent lots
Official City Tax Nos. 2121763, 2121764, 2121765

Background:

The Petitioner, Harrison Elderly Apartments, LLC, is the new owner of the Harrison School property. At present, the property is zoned RM-1 and contains 28 affordable housing units for seniors. The 1916 school building is listed on the National Register of Historic Places. The building is constructed on City Tax Map No. 2121763 with adjacent surface parking on Tax Map Nos. 2121764 and 2121765 (Harrison Avenue), and 2121726 and 2121727 (Rutherford Avenue). At present, there are a total of 42 on-site surface parking spaces, 26 on Harrison and 16 on Rutherford. The property owner has ownership of all five parcels. (See the 2016 survey of the property included with this application.) This rezoning application is only for the three parcels on Harrison Avenue.

The 1916 school building is listed on the National Register of Historic Places. It was the City's first high school for African Americans. The complete Nomination can be found at:

http://www.dhr.virginia.gov/registers/Cities/Roanoke/128-0043_Harrison_School_1982_Final_Nomination.pdf

The property is a significant historic building in the Northwest Community. The 1982 National Register Nomination provides the following information on its significance:

“Constructed in 1916, Roanoke's Harrison School symbolizes the pioneering efforts of Lucy Addison and other black educators in Southwest Virginia to offer academic secondary instruction to all children regardless of race. These efforts were admirable when one considers the paucity of black public high schools in Virginia during this period and the prevailing educational theory of the Progressive era that Negroes should receive industrial, rather than academic or collegiate, instruction.

Prior to the establishment of the school on Harrison Avenue, black pupils in the Roanoke area who wished to pursue academic study beyond the seventh grade were required to attend Virginia State College in distant Petersburg. Throughout its history, the Harrison School has served as a major center of black educational, social, and cultural activities in Roanoke, providing a place of secondary and elementary instruction for many of Roanoke's black professional and civic leaders, as well as a point of visitation for such dignitaries as George Washington Carver and Jesse Owen. Architecturally, the building is a typical example of public school design of the period, employing a very modified Georgian-style format”

Development Plans:

The Petitioner plans repairs and upgrades to the building and wants to add four additional affordable housing units in the basement in the space formerly occupied by Harrison Museum of African American Culture (now downtown in Center in the Square). In addition to the basement apartments, other tentative uses considered in the basement level include a Facility Office, Community Room and Kitchen, resident Library and Business Center, tenant Storage Units, and a tenant Beauty Shop (see Schematic Plan for basement).

Reasons for Requesting Rezoning:

The current use of the property for 28 existing apartments is non-conforming under the existing RM-1 zoning. In order to make the property conform to a more appropriate zoning designation, the Petitioner requests a rezoning of the three parcels on Harrison Avenue to RMF, Residential Multifamily District. This will make the existing, built apartment complex (and associated off-street parking) conforming and enable the owner to add four units in the basement. In addition, rezoning to RMF is more consistent with the past zoning history of the property which permitted the development of the facility for apartments in 1985 and previous adaptive uses of the historic building. On-site parking on these parcels will meet the requirements for senior housing (24 spaces required or 0.75 spaces per dwelling unit).

The petitioner understands that prior to applying for a building permit for the new units, the City will require combination of the three parcels (2121763 with 30,000 sf, 2121764 with 5,000 sf, and 2121765 with 5,000 sf) into one parcel (via subdivision plat) in order to meet the new zoning RMF development requirements applicable for the desired number of units (1,000 sf of lot area/dwelling unit).

Also, the petitioner recognizes the historic significance of the building and desires to work further with the City of Roanoke and the community to make improvements now (and in the future) that will be appropriate to the historic building and the neighborhood. After consultation with City staff, the petitioner agrees that removal of the ND, Neighborhood Design Overlay District and replacement with the H-2 Overlay District is more appropriate for preserving the building and ensuring that any future exterior modifications maintain contributing architectural features and neighborhood site context. The property is applicable for H-2 District designation and future conservation and preservation because:

- (1) The property is listed individually on the Virginia Landmarks Register and the National Register of Historic Places, and
- (2) The property is the physical location of the historic Harrison School which is of special public value because of its cultural community heritage.

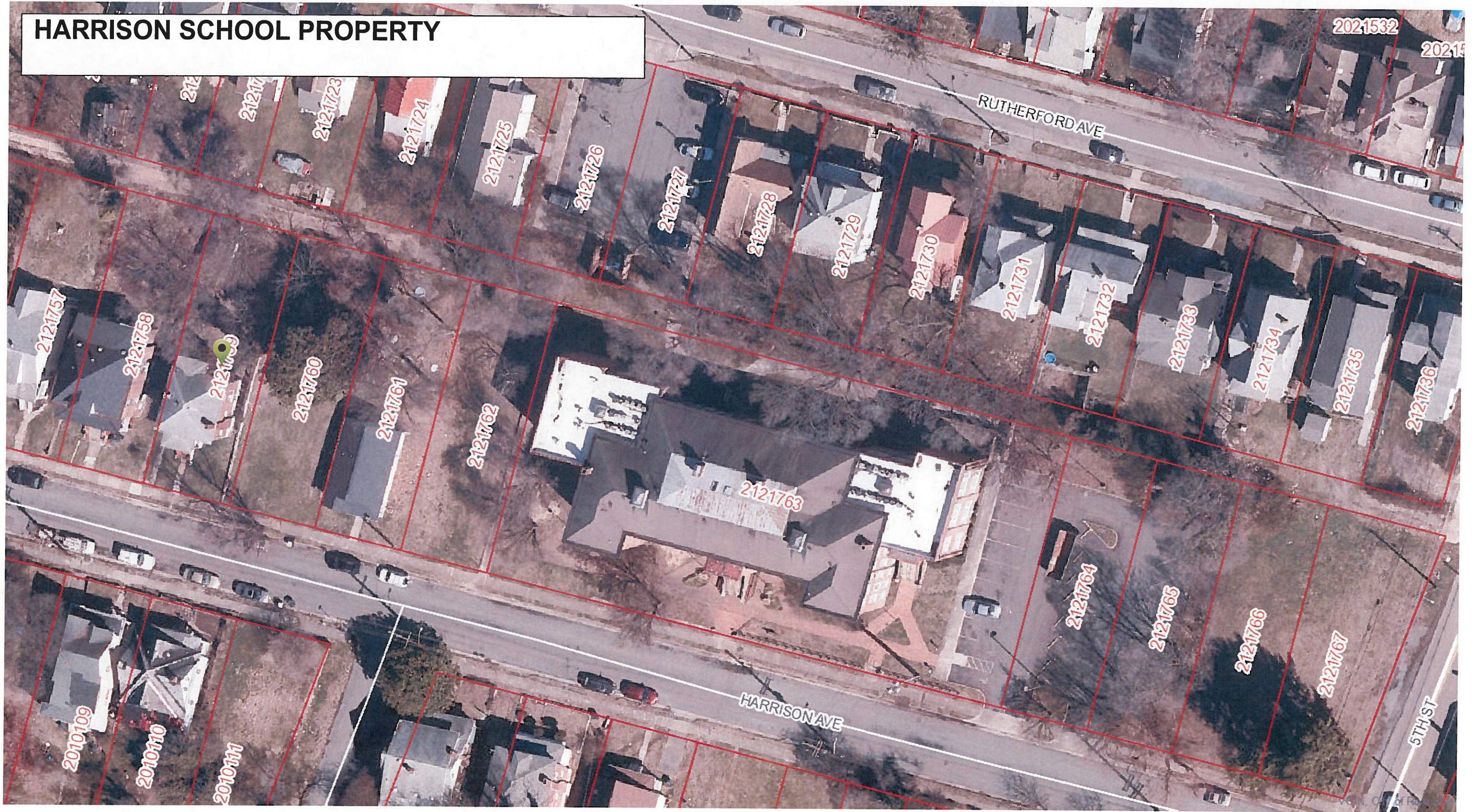
It is desired that the rezoning requests to RMF and H2 be considered concurrently to ensure coordinated development oversight and timely construction of property improvements.

Consistency with Comprehensive Plan and other Adopted City Documents:

The rezoning request to RMF and H-2 is consistent with the *Roanoke Vision 2001- 2020 Comprehensive Plan* in that the affordable housing units and senior support facilities in the facility provide sensitive adaptive reuse and preservation of a historic building in an appropriate residential neighborhood setting (Housing and Neighborhood Policies NH P5, NH P7, and Environmental, Cultural and Historic Resources Policy EC P6).

In addition, the rezoning to RMF and H2 would be consistent with the 2003 adopted *Harrison and Washington Park Neighborhood Plan* which recognizes the historic importance of Harrison School and identifies the use of the property as multifamily residential. Specifically, the plan identifies the school building as a development opportunity for mixed use and references it as an environmental and neighborhood asset contributing to the community quality of life. The proposed rezoning would be consistent with the adopted neighborhood policies to encourage future development that is compatible with the architectural and historic fabric of the neighborhood and development that furthers the continued viability of the neighborhood.

HARRISON SCHOOL PROPERTY





Above: Harrison School Apartments, Harrison Avenue

Below: Parking lot for Harrison School Apartments, Harrison Avenue



LEGEND	
	CURB DRAINAGE INLET
	GRATE INLET
	LAMP POST
	SANITARY SEWER MANHOLE
	WATER MANHOLE
	WATER METER
	HANDICAP PARKING SPACE
	UTILITY POLE
	GUY WIRE
	EXISTING PAVEMENT
	SANITARY SEWER LINE
	WATER LINE
	ROOF DRAIN
	NATURAL GAS LINE
	OVERHEAD ELECTRIC LINES
	OVERHEAD TELEPHONE LINES

ABBREVIATIONS	
D.B.	DEED BOOK
TYP.	TYPICAL
P.C.	PAGE
CONC.	CONCRETE
S.F.	SQUARE FEET
EX.	EXISTING
I.P.	IRON PIN
SD	STORM DRAIN LINE
A/C	AIR CONDITIONER
OHE	OVERHEAD ELECTRIC
ONT	OVERHEAD TELEPHONE
S	SANITARY SEWER LINE
W	WATERLINE
RD	ROOF DRAIN

NOTES:

1. THIS PLAT BASED ON A CURRENT FIELD SURVEY.
2. PROPERTY CORNER MONUMENTS WERE SET OR FOUND AT CORNERS AS SHOWN HEREON.
3. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #5101300184G, MAP #5118100184 G DATED SEPTEMBER 28, 2007. "ZONE X" (UNSHADED).
4. LEGAL REFERENCES: PARCEL 1 - DEED BOOK 1484, PAGE 1000; PARCEL 2 - DEED BOOK 1495, PAGE 296 & DEED BOOK 1495, PAGE 298. MAP OF ROGERS, FAIRFAX AND HOUSTON (ADDITION) - CITY PLAN #1387.
5. THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES. STORM DRAIN STRUCTURES, SANITARY SEWER MANHOLES, AND ALL OTHER SURFACE UTILITIES WERE FIELD LOCATED. ALL UNDERGROUND UTILITIES SHOWN WERE ESTABLISHED USING ABOVE GROUND STRUCTURES, AVAILABLE UTILITY MAPS AND MARKINGS BY MISS UTILITY OF VIRGINIA. SEE MISS UTILITY TICKET NUMBERS #A536500598 AND #A536500597. ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION.
6. SUBJECT PROPERTY IS ZONED RM-1 PER THE CITY OF ROANOKE ZONING ORDINANCE. THE CITY OF ROANOKE ZONING REGULATIONS FOR RM-1 ZONING ARE AS FOLLOWS:
MINIMUM LOT AREA PER DWELLING UNIT - 3,500 SQUARE FEET
LOT AREA - MINIMUM=5,000 SQUARE FEET, MAXIMUM=NONE
LOT FRONTAGE - MINIMUM=50 FEET, MAXIMUM=NONE
FRONT YARD SETBACK - MINIMUM=10 FEET, MAXIMUM=30 FEET, FRONT YARD REQUIREMENTS FOR INFILL DEVELOPMENT DOES APPLY.
SIDE YARD SETBACK - MINIMUM OF 5'
REAR YARD SETBACK - 15 FEET
MAXIMUM BUILDING HEIGHT - 35 FEET
IMPERVIOUS SURFACE AREA MAXIMUM - 60%
PRINCIPAL STRUCTURES MAXIMUM - 1
ACCESSORY STRUCTURE MINIMUM SETBACK FROM REAR AND SIDE LOT LINES - 0 FEET
MINIMUM PARKING REQUIREMENTS - DO APPLY
TREE CANOPY COVERAGE - 15% MINIMUM
7. BUILDING HEIGHTS ARE MEASURED FROM GRADE TO THE BOTTOM OF THE EYE.
8. BUILDING AREAS ARE COMPUTED BY OUTSIDE DIMENSIONS.
9. THERE ARE A TOTAL OF 42 PARKING SPACES INCLUDING 4 OF WHICH THAT ARE DESIGNATED AS HANDI-CAP SPACES.
10. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-768428-VA54, EFFECTIVE DATE DECEMBER 15, 2015.



LEGAL DESCRIPTIONS

PARCEL 1

BEGINNING AT A CHISEL "X" IN CONCRETE ON THE NORTHERLY SIDE OF HARRISON AVENUE, N.W., SAID POINT BEING LOCATED N 75°30'07" W, 80.00 FEET FROM THE POINT OF INTERSECTION OF THE NORTHERLY SIDE OF HARRISON AVENUE, AND THE WESTERLY SIDE OF FIFTH STREET, BEING THE COMMON CORNER TO LOTS 25 AND 26, SECTION 5, MAP OF ROGERS, FAIRFAX AND HOUSTON; THENCE CONTINUING WITH THE NORTHERLY SIDE OF HARRISON AVENUE, N.W., N 75°30'07" W, 319.35 FEET TO A SET IRON PIN AT THE COMMON CORNER OF LOTS 17 AND 18; THENCE LEAVING HARRISON AVENUE, N.W. AND WITH THE DIVISION LINE BETWEEN LOTS 17 AND 18, N 14°29'53" E, 125.14 FEET TO AN IRON PIN SET ON THE SOUTHERLY SIDE OF A PUBLIC ALLEY; THENCE LEAVING LOT 17 WITH THE SOUTHERLY LINE OF THE ALLEY, S 75°30'07" E, 319.35' TO AN EXISTING IRON PIN AT THE COMMON CORNER OF LOTS 25 AND 26, THENCE LEAVING THE ALLEY AND WITH THE DIVISION LINE BETWEEN LOTS 25 AND 26, S 14°29'53" W, 125.14 FEET TO THE POINT OF BEGINNING, CONTAINING 0.9174 ACRES (39,963 S.F.), BEING THE EXACT SAME LAND CONVEYED TO HARRISON SCHOOL BY DEED DATED FEBRUARY 3RD, 1983, RECORDED IN DEED BOOK 1484, PAGES 1000-1003 AND BEING LOTS 18 THROUGH 25, INCLUSIVE, SECTION 5, ACCORDING TO MAP OF ROGERS FAIRFAX & HOUSTON AND AS MORE PARTICULARLY SHOWN ON PLAT ENTITLED "PLAT OF ALTA/ACSM LAND TITLE SURVEY PREPARED FOR TRIUMPH MANAGEMENT GROUP, LLC," DATED JANUARY 20, 2016, PREPARED BY LARRY T. OGLE, JR., L.S. OF LUMSDEN ASSOCIATES, P.C. ENGINEERS-SURVEYORS-PLANNERS.

PARCEL 2

BEGINNING AT A SET IRON PIN ON THE SOUTHERLY SIDE OF RUTHERFORD AVENUE, N.W., SAID POINT BEING COMMON CORNER TO LOTS 9 AND 10, BLOCK 19, ACCORDING TO MAP OF NORTH SIDE ADDITION; THENCE LEAVING RUTHERFORD AVENUE, N.W. AND WITH THE DIVISION LINE BETWEEN LOTS 9 AND 10, S 14°23'59" W, 100.00 FEET TO A SET IRON PIN ON THE NORTH SIDE OF A PUBLIC ALLEY; THENCE LEAVING LOT 9 AND WITH THE NORTH SIDE OF THE ALLEY, N 75°38'01" W, 80.00 FEET TO AN IRON PIN COMMON CORNER BETWEEN LOTS 11 AND 12; THENCE LEAVING THE ALLEY AND WITH THE DIVISION LINE BETWEEN LOTS 11 AND 12, N 14°23'59" E, 100.00 FEET TO AN IRON PIN ON THE SOUTHERLY SIDE OF RUTHERFORD AVENUE, N.W.; THENCE LEAVING LOT 12 AND WITH THE SOUTHERLY SIDE OF RUTHERFORD AVENUE, S 75°38'01" E 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1837 ACRES (8,000 S.F.), BEING THE EXACT SAME LAND CONVEYED TO HARRISON SCHOOL BY DEED DATED APRIL 26, 1983, RECORDED IN DEED BOOK 1495, PAGE 298 AND DEED BOOK 1495, PAGE 298 AND BEING ALL OF LOT 10 AND LOT 11, SECTION 19, ACCORDING TO MAP OF NORTH SIDE ADDITION AS MORE PARTICULARLY SHOWN ON PLAT ENTITLED "PLAT OF ALTA/ACSM LAND TITLE SURVEY PREPARED FOR TRIUMPH MANAGEMENT GROUP, LLC," DATED JANUARY 20, 2016, PREPARED BY LARRY T. OGLE, JR., L.S. OF LUMSDEN ASSOCIATES, P.C. ENGINEERS-SURVEYORS-PLANNERS.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE COMMONWEALTH OF VIRGINIA, CERTIFIES TO TRIUMPH MANAGEMENT GROUP, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, TO LAND SERVICES USA, INC. ITS SUCCESSORS AND/OR ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AS FOLLOWS:

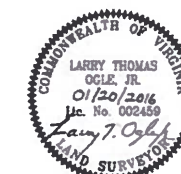
THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND MSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a & b), 7(a, b(1) & c), 8, 9, 11(a), 13, 14 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 3, 2016.

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

DATE OF PLAT OR MAP: JANUARY 20, 2016

Larry T. Ogle, Jr.
LARRY THOMAS OGLE, JR., REGISTERED SURVEYOR,
STATE OF VIRGINIA

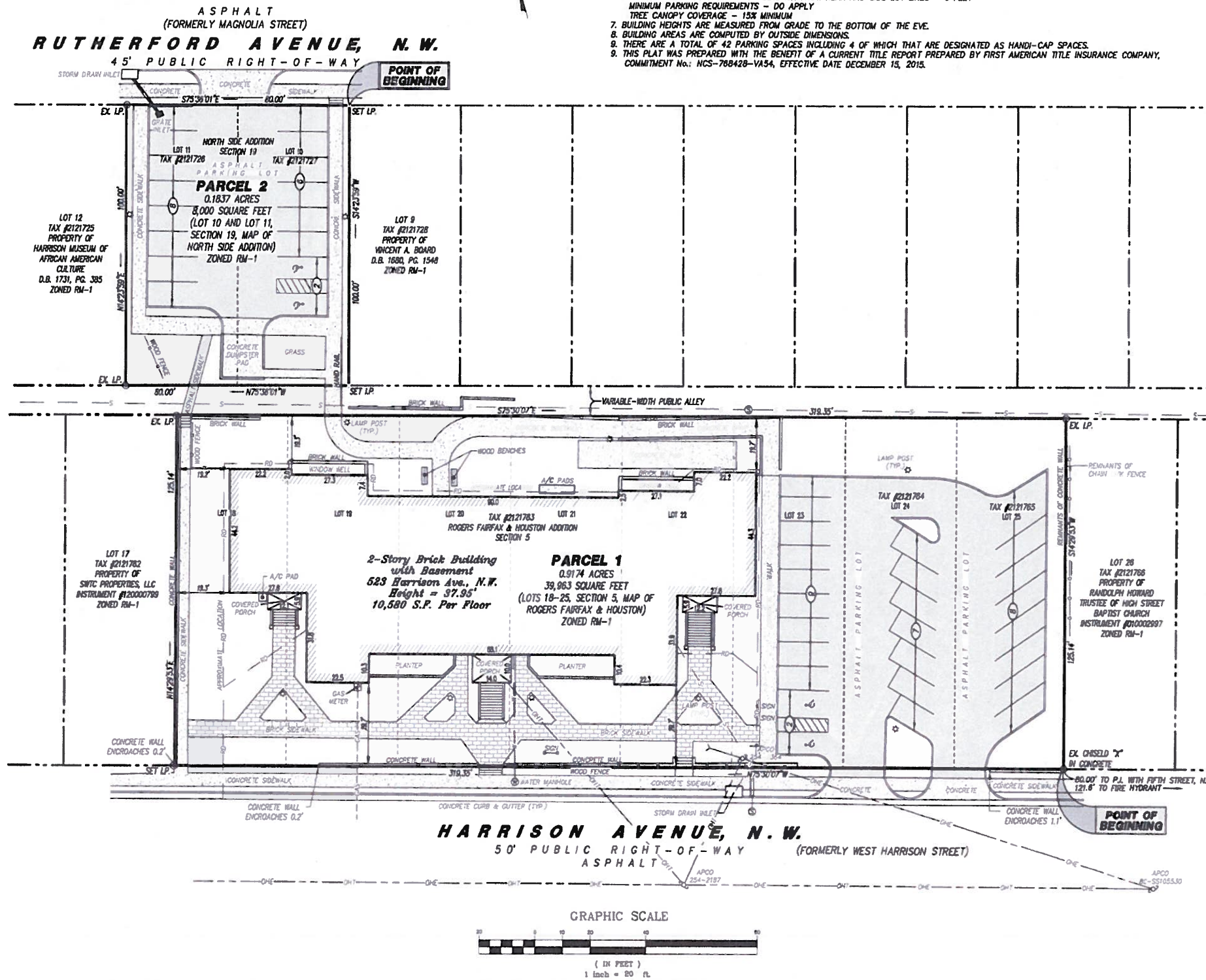
REGISTRATION NUMBER 2459



PLAT OF
ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR
TRIUMPH MANAGEMENT GROUP, LLC

SHOWING
PARCEL 1 (0.9174 ACRES / 39,963 SQUARE FEET)
BEING LOTS 18 THROUGH 25, INCLUSIVE, SECTION 5, ROGERS
FAIRFAX & HOUSTON AND
PARCEL 2 (0.1837 ACRES / 8,000 SQUARE FEET)
BEING LOT 10 AND LOT 11, SECTION 19, NORTH SIDE ADDITION

SITUATED AT 523 HARRISON AVENUE, N.W. AND AT
532 RUTHERFORD AVENUE, N.W.
CITY OF ROANOKE, VIRGINIA



PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

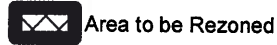
LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: JANUARY 20, 2016
SCALE: 1" = 20'
COM. NO.: 2015-222
CA. NO.: 2015-222
SHEET 1 OF 1
























ZONING DISTRICT MAP

523, 0, and 0 Harrison Avenue NW;
 Official Tax Parcels: 2121763,
 2121764, and 2121765, respectively



Area to be Rezoned

Zoning

-  AD: Airport Dev
-  CG: Commercial-General
-  CLS: Commercial-Large Site
-  CN: Commercial-Neighborhood
-  D: Downtown
-  I-1: Light Industrial
-  I-2: Heavy Industrial
-  IN: Institutional
-  INPUD: Institutional Planned Unit Dev
-  IPUD: Industrial Planned Unit Dev
-  MX: Mixed Use
-  MXPUD: Mixed Use Planned Unit Dev
-  R-12: Res Single-Family
-  R-3: Res Single-Family
-  R-5: Res Single-Family
-  R-7: Res Single-Family
-  RA: Res-Agricultural
-  RM-1: Res Mixed Density
-  RM-2: Res Mixed Density
-  RMF: Res Multifamily
-  ROS: Recreation and Open Space
-  UF: Urban Flex
-  Conditional Zoning

0 50 100 Feet

